

Project Name; Cub Lake Rangers House Siding and Renovation Natchez Trace State Park

Project Location; Natchez Trace State Park
24845 Natchez Trace Road
Wildersville, Tennessee 38388

General.

This project will include demolition of the back deck and roof. Demolition of paneling sheet rock upstairs carpet kitchen flooring and vinyl siding on the exterior. This residence is a CCC era structure and care will be taken to preserve as much of the original building as possible. The rebuild will consist of some roof repair at the point of the addition of the deck roof. Building of a replacement deck. Hardie lap siding in areas currently covered with vinyl siding. Soffit repair with Hardie products. Insulation of exterior walls with a blow in product. Installation of new flooring in kitchen and upstairs. Refinishing of hardwood floors in the remaining rooms. Door and window replacement, electrical upgrades HVAC upgrades. The contractor will be responsible for all materials, labor, and equipment required to renovate this structure. All work is to be done in accordance with the latest IBC, NEC, IMC and IPC codes. Any deviations from the scope of work will be executed only after written approval is received. The contractor will be responsible for safety and security of the site during this project. Contractor will use caution tape and barriers where necessary. The contractor will be responsible for securing the building at the end of each day due to it being vacant before leaving, as to ensure the site is secure. The contractor is responsible for disposal of all waste off state property. **The contractor is to visit site to obtain accurate measurements. This project must be completed prior to June 1 2022.**

Existing

This is a CCC era structure the interior is in need of repair and rehabilitation the deck needs repaired and made safe for use. Care shall be taken to ensure the integrity of this building.

Scope of work

Demolition

- 1.Demo the deck roof that is collapsing including deck, steps, supports.
- 2.Demo the washroom floor including the sub floor.

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3. Demo all kitchen counters, counter tops paneling to expose the wide board construction.

4. Demo the kitchen floor coverings, bathroom tile and fixtures, upstairs carpet.

5. Demo all the wall covering to expose the wide board construction in all other rooms.

6. Demo the vinyl siding on the exterior eaves and fascia. Demo the areas enclosed with vinyl on the front porch at the French doors.

Rebuild

*** the contractor will provide materials and labor for the following.**

1. The contractor will provide and install blow in insulation by means of a 2" to 3" hole bore at ceiling height on every exterior wall downstairs. In the event of a fire stop mid wall a second hole will be allowed to insulate the lower portion of the wall.

2. The contractor will re-floor the washroom inspecting floor joists for integrity by means of subflooring with treated plywood. The finished floor will be LVT pattern and color chosen by park management.

3. The deck rebuild will be of 6" by 6" treated supporting posts, 2" by 10" inch joists on 16" centers 5/4 decking. There will be a handrail constructed on the exterior supporting posts constructed of 3 – 2" by 8" rails with the top being flush with the top of the post. This will extend 40 inches above the deck. There will be a cap placed over the post and rail constructed of 2" by 8" treated lumber.

4. The contractor will replace all windows with double pane, double hung low E vinyl replacement windows bronze or brown in color with night vent latches full screen. This will include the upstairs window that has been removed to accommodate the window air conditioner.

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5. The contractor will provide and install 2 sets of replacement French patio doors 1 in the dinning room and one in the living room at the sun porch location.
6. The contractor will cover all eaves and fascia with Cementous board. The areas in the eaves where the vinyl was removed will be repaired in a lap style, calked, primed, and painted with two coats of paint. The soffit and fascia will be covered in a linear pattern.
7. The canopy leading to the basement door will be screened from the step wall to the canopy with a screen door added to prevent leaves from accumulating and stopping drains.
8. The roof will be repaired where the deck roof was removed with shingle color and pattern matching the existing as close as possible.
9. There will be a 6-inch gutter and downspout over the deck to prevent water from roof runoff.
10. Replace the laundry room exterior door with a 6 lite pre-hung exterior door. Prime and paint according.
11. Provide and blow in through a 2" or 3" bored hole insulation in each downstairs exterior wall. Our goal would be a R-13 value. (Upstairs walls have been insulated.)
12. Install LVT flooring throughout the upstairs. Color and pattern to be chosen by park management.
13. Provide sheet rock and install in each room downstairs, including ceiling. Finish prime and paint with 2 coats of premium interior paint. The kitchen and bathrooms will be sheet rocked with green board. (moisture resistant sheetrock.)
14. Provide and install new kitchen cabinet bases and uppers in the same pattern of the demolition. Provide corrin countertops and install in a color and pattern chosen by management.
15. Provide and install new bathroom vanity's, water closets and shower tub assemble.

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16. Install new LVT flooring in bathrooms and kitchen and laundry room as color and pattern chosen by park management.
17. Sand and refinish the hard wood floors throughout the downstairs.
18. Upgrade electrical service panel to 200 amp, upgrade branch circuits and receptacles.
19. Provide and install new light fixtures downstairs in each room. Park management will choose style.
20. Upgrade the current HVAC unit to a 16-seer high efficiency HP unit. Static test the duct work for air loss, repair and insulate as necessary. Install a ductless mini split upstairs to replace the window air conditioner. The contractor will be responsible for the load calculation for the mini split.
21. Repair the gray water system for the laundry room by means of re-piping into the sanitary sewer or by installing 30 foot of gravele-less pipe at the end of the current leach site.

Materials:

All materials must be approved by Facilities Management before installation.

House wrap:

Non-woven with 10-year warranty

Acceptable brands

Dupont, Kingspan (or equal)

Siding:

Type
woodgrain

Fiber Cement board and batten with
with 30-year warranty

Acceptable brands

James Hardie Cedarmill, Allura (or equal)

Acceptable brands

James Hardie, Allura (or equal)

Corner trim:

Type

Fiber Cement with woodgrain

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with 30-year warranty

Outside corner

5/4 X 3.5 Inch

Inside corner

5/4 X 3.5 inch

Acceptable brands

James Hardie, Allura (or equal)

Window and door trim:

Type

Fiber cement with woodgrain
with 30-year warranty

Size

5/4 X 3.5 inch

Acceptable brands

James Hardie, Allura (or equal)

Caulking:

Type

Elastomeric Joint Sealant complying with
ASTM C920 Grade NS, class 25 or higher
Or Latex Joint Sealant complying with
ASTM C834

Acceptable brands

DAP, Titebond (or equal)

Finish:

Exterior Paint

Exterior Acrylic Latex with Lifetime Limited
Warranty

Acceptable brands

Sherwin-Williams, PPG (or equal)

Color: to be determined by Park Manager

Moisture Barrier behind butt joints: Aluminum flashing

Acceptable brands

Union Corrugating, Amerimax (or equal)

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Insulation

Sanctuary loose fill or a product of equal or better. Achieve 3.5 inches for a R-value of 13 using a dense pack application formula.

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PAINT SPECIFICATIONS:

I. SURFACE PREPARATION

- A. All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
- B. All gaps must be filled with approved caulk.
- C. Glossy surfaces of old paint must be dulled.
- D. Prepared surface must be protected by use of specified and approved primer.
- E. Surface must be inspected by park Facilities Management representative prior to coating application, however, prepared non-protected metal substrates must be immediately primed.

II. COATING APPLICATION

- A. Coating may be applied by brush, applicator pad, roller, convention or airless spray in a minimum of two coats or as otherwise specified.
- B. Specific dry film thickness recommended by manufacturer must be achieved.
- C. Even coats, of complete coverage, which are free from sags, drips, streaks and bubbles must be obtained.
- D. Mixed coatings must be stirred thoroughly before and occasionally during use. Do not thin.
- E. Working conditions must be within manufacturer's recommendations.
- F. Owner will inspect prior to each subsequent coat.
- G. All label instructions must be followed.
- H. It shall be the responsibility of the contractor to insure a safe work environment for workers.
- I. Contractor will conduct activities within park operational guidelines to limit disruption to park patrons or staff.

III. WARRANTY PERIOD

- A. Materials and workmanship shall be warranted against streaking, fading, cracking, peeling or otherwise failing for a period of one (1) year following the date of final inspection of the work.

JOB SPECIFICATIONS:

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Color	To be chosen by Park Manager
Gloss % exterior	to be chosen by Park Manager
Tint base	Manufacturer's recommendation
Primer Vehicle/binder type	Latex
Finish coat Vehicle/binder type	Latex
Minimum coverage @ one mil DFT	400 to 500 sq. ft/gal
Application method	Sprayed, rolled or brushed
Acceptable surface preparation methods	Scrape/ sand

SUBMITTALS:

Prior to beginning any work, the contractor/vendor must submit the following for approval:

- Paint chip
- Primed/painted/cured substrate
- Paint/primer manufacturer's technical data sheet and MSDS sheet
- Wood filler, caulk and/or putty technical data sheet

Protection:

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.**

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Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete by May 1, 2022, unless Facilities Management has approved other agreement.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

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The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, always permits and certificate of insurance on project site

Contractor shall comply with all applicable codes, standards, and regulations in execution of project. All work must conform to the International Building Code 2008.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax:731-968-5668; or e-mail: susan.blankenship@tn.gov).

Authorized Contacts: Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, steve.odell@tn.gov or Scott Meyer 731-412-7067 or scott.meyer@tn.gov

Note: Before the Contract resulting from this ITB is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.

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